

TRAFALGAR AVENUE, WORCESTER PARK, KT4
£465,000 FREEHOLD

**A SEMI-DETACHED BUNGALOW FEATURING TWO
DOUBLE BEDROOMS AND A LARGE GARDEN STUDIO**

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AT A GLANCE

- 2 Double Bedrooms
- Living/Dining Room
- Spacious Kitchen
- Utility Room
- Bathroom
- Large Garden Studio with Kitchen & Shower/WC
- Store
- Garden Approx. 94ft
- Nearby Bus Routes
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A two double bedroom semi-detached bungalow located close to the shops, transport links and amenities of both Worcester Park and North Cheam town centres. Worcester Park Zone 4 train station offers regular services into London Waterloo, whilst nearby bus routes provide links to Sutton, Epsom, Kingston-upon-Thames and Morden with its Northern Line tube station. Local schools include the Ofsted Outstanding (as at 2023) St Cecilia's Primary School.

The accommodation comprises living/dining room with patio doors to the garden, spacious fitted kitchen leading into the entrance vestibule/utility room, two double bedrooms both with fitted wardrobes and a floor to ceiling tiled bathroom.

Outside, the garden extends to approx. 93ft and has a garage/store at the rear plus a large garden studio with a kitchen area and shower/WC.



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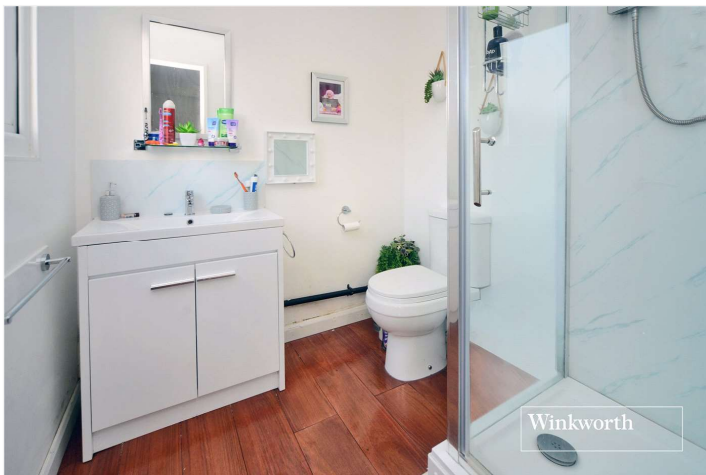
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ACCOMMODATION

Side Entrance

Living/Dining Room - 14' x 12'2" max (4.27m x 3.7m max)

Kitchen - 10'1" x 8'5" max (3.07m x 2.57m max)

Utility Room - 7'6" x 5'5" max (2.29m x 1.65m max)

Bedroom - 11'3" x 10'3" max (3.43m x 3.12m max)

Bedroom - 11'2" x 10'5" max (3.4m x 3.18m max)

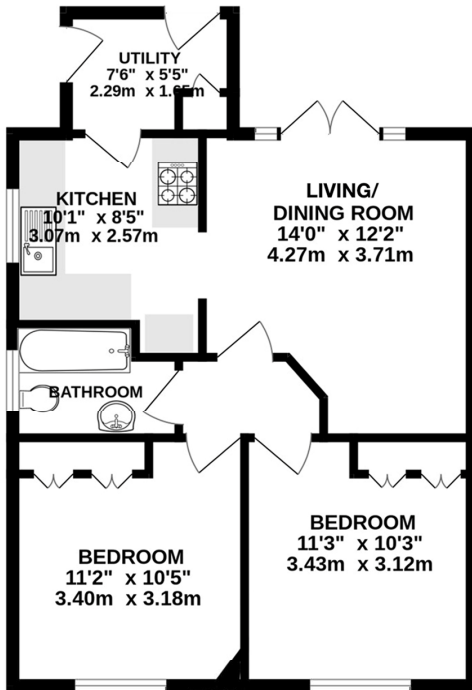
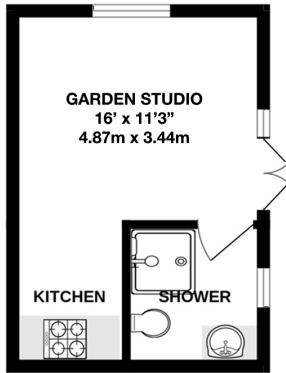
Bathroom

Garden Studio with Kitchen and Shower/WC - 16' x 11'3" max (4.88m x 3.43m max)

Garage/Store - 17'5" x 11'7" max (5.3m x 3.53m max)

Off Street Parking

Garden - Approx. 94ft



**Trafalgar Avenue,
Worcester Park KT4 8PU**
INTERNAL FLOOR AREA
(APPROX.) 748 sq ft/ 69.4 sq m
Excluding Garage/Store
Garden extends to 94' (28.65m) approx.

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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